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## ATTACHMENTS

1. DB Volume 13 of 1981, Folios 245 to 256
2. DB Volume 12 of 1999, Folios 507 to 512
3. DB Volume 36 of 1997, Folios 203 to 208
4. DB Volume 11 of 2002, Folios 293 to 300
5. DB Volume 17 of 2011, Folios 1065 to 1072
6. DB Volume 17 of 2011, Folios 1379 to 1386
7. TCT Folio No. 141 Volume 34
8. TCT-201400066
9. DB Volume 3 of 1983, Folios 493 to 498
10. Entry 2913 Register No. 17 (11.014 acres)
11. Entry 6351 Register No. 24 (595 acres)
12. Entry 12929 Register No. 22 (6.367 acres)
13. Entry 12985 Register No. 22 (28.204 acres)
14. Entry 15403 Register No. 7 (100.00 acres)

## FIGURES

1. Compilation sketch
2. Google Earth overlay

June 16, 2020

Stevanni Duncan  
Attorney-at-Law & Notary Public  
No. 3 Cemetery Road  
Belize City, Belize

Property: Tiger Sandy Bay Farms Ltd. (Western side of the Sibun River)  
Tiger Sandy Bay Farms Ltd. (Eastern side of the Sibun River)

### TITLE REPORT

In response to your request for an opinion on the status of title and boundaries for lands owned by Tiger Sandy Bay Farms Limited we have prepared an Abstract of title and a Compilation plan. The Abstract and Compilation is for the purpose of determining the current status of the parcels of land situated west and east of the Sibun River near the junction of the George Price highway and the Coastal Road, south of Democracia Village, Cayo District, Belize.

Yours Sincerely,

J. Javier DePaz  
Licensed Land Surveyor

## 2. Findings

The following information details the various finding on the parcels of land under investigation.

### **A. Title search for property west of the Sibun River**

#### A1. Root of Title – Deeds Book Volume 13 of 1981, Folios 245 to 256

Deed of Conveyance dated the 13<sup>th</sup> day of August 1981 between **THE BELIZE ESTATE AND PRODUCE COMPANY LIMITED** and **TIGER SANDY BAY FARMS LIMITED**

#### Description of Property

All that piece or parcel of land being a portion of Orange Walk and Monkey Bay Works, situated on the east side of the Western Highway, now known as the George Price Highway, in the vicinity of mile 32, Belize District, Belize, comprising of approximately 2,000 acres and more particularly described and delineated on a Plan of Survey by Certified Land Surveyor A.R Marin as shown on Surveyors' Plan Book No. 7 at Folio 83B.

Please note that subsequent to this transfer a Supreme Court Action No. 112 of 1999 between both parties, with Tiger Sandy Bay Farms Limited as Plaintiff and The Belize Estate and Produce Company Limited as Defendant, relating to the same conveyed property in DBV 13 of 1981 at Folios 245 to 256, resulted in the Court ruling in favor of Tiger Sandy Bay Farms Limited, the Applicant, and a revised Deed being registered as stated below.

#### A2. Transactions affecting Title

##### a. Deeds Book Volume 12 of 1999, Folios 507 to 512

Deed of Indenture dated the 15<sup>th</sup> day of April 1999 between **THE REGISTRAR** of the Supreme Court of Belize, Belize City, Belize and **TIGER SANDY BAY FARMS LIMITED.**

Description of Property

All that piece or parcel of land being a portion of Orange Walk and Monkey Bay Works, situated on the east side of the Western Highway, now known as the George Price Highway, in the vicinity of mile 32, Belize District, Belize, comprising of approximately 2,000 acres and more particularly described and delineated on a Plan of Survey by Certified Land Surveyor **A.R Marin** as shown on Surveyors' Plan Book No. 7 at Folio 83B.

b. Deeds Book Volume 36 of 1997, Folios 203 to 208

Deed of Conveyance dated the 20<sup>th</sup> day of December 1997 between **TIGER SANDY BAY FARMS LIMITED** and **ANITA E. TUPPER and CHRISTINE A. TUPPER (jointly)**.

Description of Property

All that lot, piece or parcel of land being a portion of the property known as Orange Walk and Monkey Bay, Belize District, Belize, comprising of 11.014 acres and more particularly described and delineated on a Survey Plan by Licensed Land Surveyor **JOSE E. DePAZ** as shown on Entry No. 2913 of Register No. 17.

c. Deeds Book Volume 11 of 2002, Folios 293 to 300

Deed of Conveyance dated the 17<sup>th</sup> day of March 2002 between **TIGER SANDY BAY FARMS LIMITED** and **FRESH CATCH BELIZE LIMITED**.

Description of Property

All that piece or parcel of land situated along the western side of the Sibun River containing 595 acres approximately and bounded on the north by La Democracia Village, on the south and west by Orange Walk and Monkey Bay Works and on the east by the Sibun River and being more particularly delineated and described on Entry Plan No. 6351, Register No. 24 by Licensed Land Surveyor Gilberto A. Perez.

d. Deeds Book Volume 17 of 2011, Folios 1065 to 1072

Deed of Conveyance dated the 27<sup>th</sup> day of July 2011 between **TIGER SANDY BAY FARMS LIMITED** and **STEVEN JAMES USREY, MELISSA M.USREY AND JEFFREY G. BRADY (JOINTLY)**.

Description of Property

All that piece or parcel of land situated on the eastern side of the Western Highway, now known as the George Price Highway, containing 6.400 acres and more particularly delineated and described on Plan of Survey by Licensed Land Surveyor **ELLIS ARZU** with reference Entry 12929, Register 22.

Please note that the registered survey recorded as Entry No. 12929 of Register No. 22 comprises of 6.367 acres only and not 6.400 acres as specified in the Deed of Conveyance.

e. Deeds Book Volume 17 of 2011, Folios 1379 to 1386

Deed of Conveyance dated the 27<sup>th</sup> day of July 2011 between **TIGER SANDY BAY FARMS LIMITED** and **CHRISTINE TUPPER**.

Description of Property

All that piece or parcel of land situated on the eastern side of the Western Highway, now known as the George Price Highway, containing 28.204 acres and more particularly delineated and described on Plan of Survey by Licensed Land Surveyor **ELLS ARZU** with reference Entry 12985, Register 22.

**B. Title search for property east of the Sibun River**

B1. Root of Title – Transfer Certificate of Title Folio No. 141 Volume 34  
TCT dated the 7<sup>th</sup> day of May 1999 between **W. FORD YOUNG & CAROLYN YOUNG** and **TIGER SANDY BAY FARMS LIMITED**.

Description of Property

All that piece or parcel of land situated on the east bank of the Sibun River and known as Tiger Sandy Bay comprising of 5,455 acres more or less and bounded on the north east by Runaway Creek Work, on the south by Ben Lomond Estate (now a Forest Reserve) and now

or formerly National Land, on the south west by now or formerly National Land and on the west by the east bank of the Sibun River (Save and Except therefrom a certain lot of 30 acres surrounding the house on the above described land together with the said house) as described on Transfer Certificate of Title recorded at Folio No. 141 Volume 34.

## B2. Transactions affecting Title

### a. Deeds Book Volume 3 of 1983, Folios 493 to 498

Deed of Conveyance dated 2<sup>nd</sup> day of February 1983 between **W. FORD YOUNG** and **TIGER SANDY BAY FARMS LIMITED**.

#### Description of Property

30 acres of land at Tiger Bay, mile 33 on the Western Road now known as the George Price Highway, Belize District, Belize.

No mapping information describing and delineating the boundaries of this piece of land could be found in order to verify location and measurements. However, it can be deduced by the Save and Except clause on the Transfer Certificate of Title Folio No. 141 Volume 34, that it was situated somewhere within the described 5,455 acres more or less described therein. The vague description appearing on Deeds Book Volume 3 of 1983 at Folios 493 to 498 further confirms the lack of surveying information. It can only be concluded that the said 30 acres which was excluded from the original transfer on Transfer Certificate of Title Folio No. 141 Volume 34, was later conveyed to **SANDY BAY FARMS LIMITED** in Deeds Book Volume 3 of 1983 at Folios 493 to 498. The latter gave **SANDY BAY FARMS LIMITED** ownership of the entire 5,455 acres more or less including the 30 acres cited in the Save and except clause on the original transfer.

### b. Transfer Certificate of Title Instrument No. TCT-201400066

TCT dated the 22<sup>nd</sup> day of May 2014 between **TIGER SANDY BAY FARMS LIMITED** and **TIGER AGGREGATES LIMITED**.

### Description of Property

All that piece or parcel of land being Block No. 1 comprising of 100.00 acres situated on the East Bank of the Sibun River and on the Southside of the Coastal Road, approximately 5 miles from La Democracia Village, Belize District, Belize, more particularly describes and delineated on Entry No. 15403 of Register No. 7, surveyed by Licensed Land Surveyor **JOH H. HERTULAR** and lodged at the office of the Commissioner of Lands and Surveys, Ministry of Natural Resources, City of Belmopan, Cayo District, Belize.

### 3. Conclusion

#### A. The property west of the Sibun River

The title search has revealed that the acreage of 2000 acres has been affected by four (4) separate surveys, Entry 2913 Register 17 (11.014 acres), Entry 6351 Register 24 (595 acres), Entry 12929 Register 22 (6.367 acres) and Entry 12985 Register 22 (28.204 acres). These surveys resulted in Four (4) transfers that were recorded in:

- DBV 36 of 1997 at Folios 203 to 208 (11.014 acres)
- DBV 11 of 2002 at Folios 293 to 300 (595 acres)
- DBV 17 of 2011 at Folios 1065 to 1072 (6.400 acres)
- DBV 17 of 2011 at folios 1379 to 1386 (28.204 acres)

From our investigations I have determined that transfers were done with all the necessary subdivision approvals and that Tiger Sandy Bay Farms Limited remain in possession of approximately 1359.42 acres. However, my estimate determined from the compilation is that the west block is approximately **1356.58 acres**. A difference of approximately 2.8 acres. This relatively small difference could be attributed to discrepancies in the mapping of the Sibun River. It is important to note that for the compilation, the Sibun River was mapped by digitizing a DOS sheet image, while for the title the river course has never been accurately surveyed and the area is only an approximation.

#### B. The property east of the Sibun River

The 5,455 acres has only been affected by one survey being Entry 15403 Register 7 and one transfer recorded as **Instrument No. TCT-201400066** dated the 22<sup>nd</sup> day of May, 2014. The

research shows that Tiger Sandy Bay Farms Limited remains in possession of approximately 5,355 acres. However, from the compilation I have determined that the acreage of the east block is approximately **5357.68 acres**. This value does not include any portions of the coastal road that may lie within the property.

#### C. Encumbrances

No encumbrances were found to exist on the property.

#### D. Summary

On both properties west and east of the Sibun river, no updated tax account could be obtained from the Ministry of Natural Resources. A new field survey is recommended in order to demarcate boundaries, to accurately map the Sibun River, and (pertaining to the east block) to map the portions of the coastal road that lies within the property. These surveys would also determine the exact acreage of the property. Any new survey would be registered and authenticated by the Commissioner of Lands and Surveys, at the Ministry of Natural Resources and a new updated title for the remaining portions could thence be prepared.